

PROPOSED DEVELOPMENT CONDITIONS

SE 2016-HM-017

November 10, 2016

If it is the intent of the Board of Supervisors to approve Special Exception SE 2016-HM-017, located at 2791 Fox Mill Road, Tax Map 36-1 ((10)) G, to permit a telecommunications facility pursuant to Sect. 3-204 and 9-104 of the Zoning Ordinance, Staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in the application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled, "Crossfield Elementary School," submitted by Entrex Communication Services, Inc., containing 17 sheets dated December 30, 2015, and revised through August 24, 2016, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of the Special Exception conditions shall be posted in a conspicuous place on the enclosure along with the Non-Residential Use Permit of the use(s) and shall be made available to all Departments of the County of Fairfax during hours of operation of the permitted use(s).
5. The telecommunications facility shall be designed as a monopine in substantial conformance with the approved SE Plat. The maximum height of the monopine shall not exceed 138 feet inclusive of all antennas and other appurtenances. The maximum width of each antenna platform shall be 15 feet measured from one end of the platform to the other end of the same face of the platform.
6. The equipment compound for the telecommunications facility shall be enclosed with a locked, 8-foot tall chain link fence as shown on the SE Plat. The area of the compound shall not exceed 2,500 square feet as shown on the SE Plat. Fence, equipment, and canopy heights shall be consistent with the elevations provided in the SE Plat.
7. Right of entry license agreements, easements, and/or construction permits shall be obtained, as applicable, from the Fairfax County School Board/Fairfax County Public Schools and/or the Fairfax County Park Authority for temporary and

permanent access, utility installation, and construction activities on school and park properties prior to any site plan approval.

8. A Dustless Surface Waiver shall be obtained from DPWES through the established procedures prior to any site plan approval.
9. Artificial branches, artificial foliage, antennas, supporting hardware, pole, and ground-based equipment shall be painted to mimic and blend with the surrounding vegetation and to mask the antennas and supporting hardware.
10. No signals, lights, or illumination of the tower shall be permitted unless required by the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), or the County.
11. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.
12. No signs shall be permitted for the advertisement of the users of the telecommunications facility.
13. Any proposed additions, changes or modifications to the tower shall require proof, through the submission of engineering and structural data to the Director of DPWES, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
14. There shall be no outdoor storage of materials, equipment, or vehicles.
15. Prior to Site Plan approval, the Virginia Department of Historic Resources (VDHR) shall be contacted to determine any potential actions necessary to ensure compliance with Section 106 of the National Historic Preservation Act.
16. Clearing, grading, and construction shall conform to the limits of clearing and grading as shown on the SE Plat.
17. Generator testing times shall be coordinated with the Crossfield Elementary School staff so that, to the extent feasible and reasonable, testing is not accomplished during those times that students are scheduled to be using outdoor school spaces or are participating in indoor activities that require extraordinary quiet, such as concerts or testing. Generators shall adhere to the provisions of the County Noise Ordinance. Diesel shall not be used as a fuel source.
18. Supplemental seedling plantings of a minimum of eight overstory trees, ten understory trees, and 12 shrubs shall be provided in open areas between the gravel driveway and the playground chain link fence to further screen the driveway and fenced compound from the adjacent school playground in locations

as determined in consultation with the Urban Forest Management Division (UFMD). Planting locations shall be field-located and dug by hand to avoid the structural roots of the surrounding vegetation. Seedlings shall be protected with tubing or some other means to prevent deer browse.

19. The Applicant shall contract with a certified arborist or registered consulting arborist (the "Project Arborist") to prepare a tree preservation plan to be submitted as part of the first and all subsequent site plan submissions. The tree preservation plan shall be reviewed and approved by the Urban Forest Management Division. The tree preservation plan shall provide a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 12 inches or greater in diameter, measured 4.5 feet from the ground and located within 25 feet of the proposed limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.
20. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Project Arborist shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
21. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to six foot steel posts driven 18 inches into the ground and placed no farther than ten feet apart or super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be placed at the limits of clearing and grading as shown on the erosion and sediment control sheets in all areas. The tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to the performance of any clearing and grading activities on the site. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing

or grading activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all devices have been correctly installed. If it is determined that the fencing has not been correctly installed, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

22. The Applicant shall root prune as needed to comply with the tree preservation requirements of these conditions. Areas that will be root pruned shall be clearly identified on the Tree Preservation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets of the grading plan submission. The details for these treatments shall be included in the Tree Preservation Plan and shall be subject to the review and approval of UFMD.

All root pruning shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches, or as specified by UFMD at the pre-construction meeting.
 - Root pruning shall take place prior to any clearing and grading.
 - Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
 - Root pruning shall be conducted with the on-site supervision of the Project Arborist.
 - Tree protection fencing shall be installed immediately after root pruning.
 - UFMD shall be informed in writing (email is acceptable) when all root pruning and tree protection fence installation is complete.
23. During the installation of tree protection fencing, performance of root pruning and during any clearing or removal of trees, vegetation, or structures, the Project Arborist shall be present to effectively monitor the process and ensure that the activities are conducted in accordance with these conditions and as approved by the UFMD. The Project Arborist shall be a certified arborist or landscape architect retained by the applicant and shall monitor all construction, demolition, landscape installation and tree preservation efforts to ensure conformance with the conditions and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan and shall be reviewed and approved in writing by UFMD.
24. In order to ensure that the project will not adversely affect the Northern Long-Eared Bat (*Myotis septentrionalis*) and other bats that may have suitable habitat present, a time-of-year restriction shall be implemented that prohibits tree clearing from April 15 to September 15 of any year. The Fairfax County

Department of Planning and Zoning (Planning Division) shall be notified if project plans change or if additional information on the distribution of proposed or listed threatened or endangered species; proposed or designated critical habitat; or bald eagles (as determined by the U.S. Fish and Wildlife Service (USFWS)) becomes available or if the USFWS reconsiders its determination.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permits through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the uses have been established by obtaining the required Non-Residential Use Permits noted above.